



# The Long & Foster Market Minute™

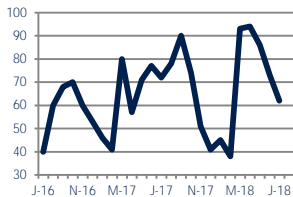
**Focus On:** Bethany, Fenwick, and Ocean View Housing Market

July 2018

Zip Code(s): 19930, 19944, 19970 and 19967

## Units Sold

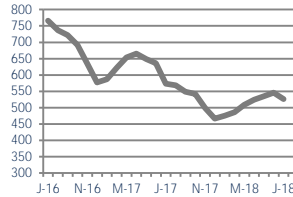
62



Down -14%  
Vs. Year Ago

## Active Inventory

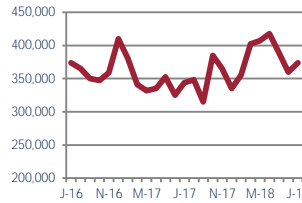
526



Down -8%  
Vs. Year Ago

## Median Sale Price

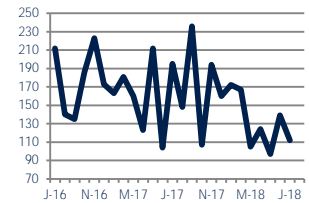
\$373,750



Up 9%  
Vs. Year Ago

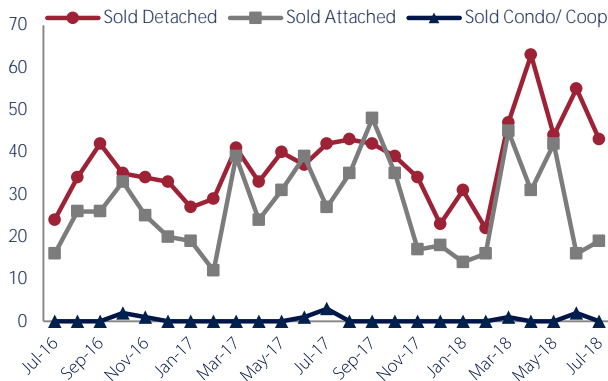
## Days On Market

112



Down -43%  
Vs. Year Ago

## Units Sold\*



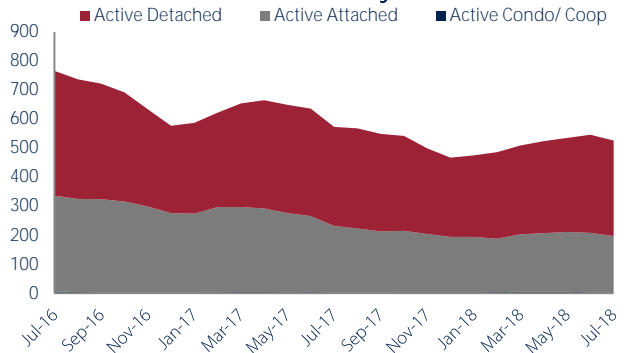
## Units Sold

There was a decrease in total units sold in July, with 62 sold this month in Bethany, Fenwick, and Ocean View versus 73 last month, a decrease of 15%. This month's total units sold was lower than at this time last year, a decrease of 14% versus July 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 47 units or 8%. The total number of active inventory this July was 526 compared to 573 in July 2017. This month's total of 526 is lower than the previous month's total supply of available inventory of 546, a decrease of 4%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Bethany, Fenwick, and Ocean View Homes was \$344,000. This July, the median sale price was \$373,750, an increase of 9% or \$29,750 compared to last year. The current median sold price is 4% higher than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Bethany, Fenwick, and Ocean View are defined as properties listed in zip code/s 19930, 19944, 19970 and 19967.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





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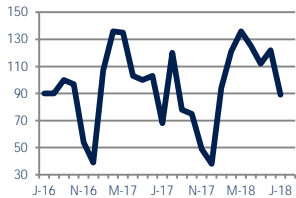
Focus On: Bethany, Fenwick, and Ocean View Housing Market

July 2018

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### New Listings

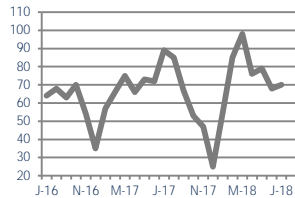
89



Up 31%  
Vs. Year Ago

### Current Contracts

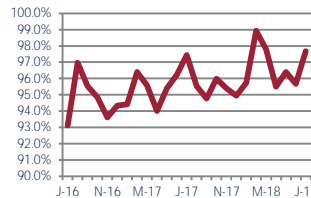
70



Down -21%  
Vs. Year Ago

### Sold Vs. List Price

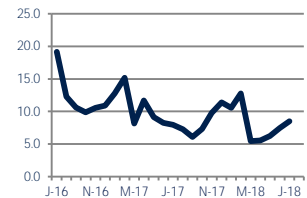
97.7%



No Change  
Vs. Year Ago

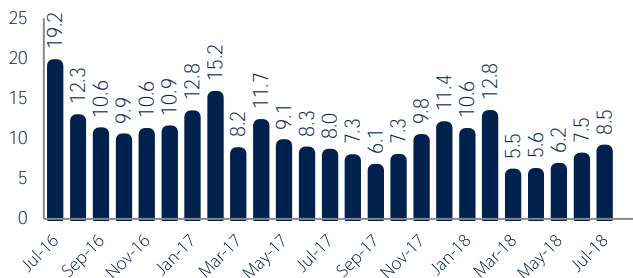
### Months of Supply

8.5



Up 7%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

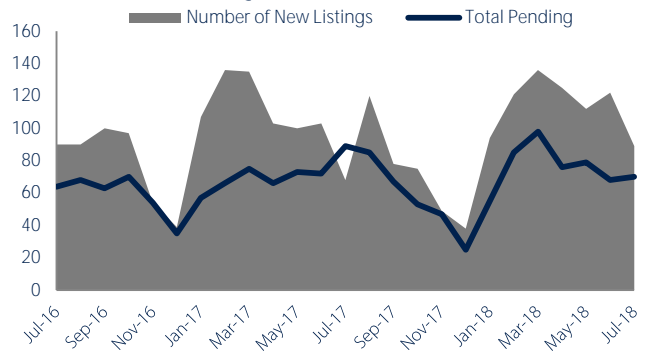
In July, there was 8.5 months of supply available in Bethany, Fenwick, and Ocean View, compared to 8.0 in July 2017. That is an increase of 7% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

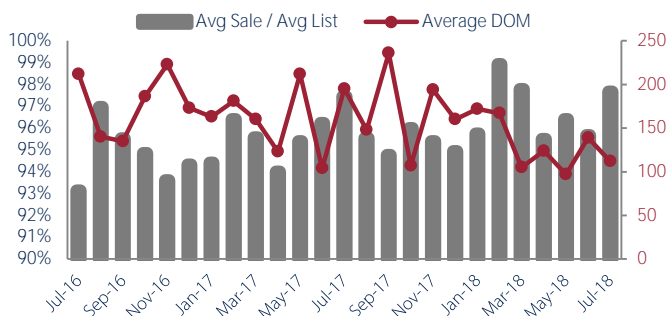
### New Listings & Current Contracts

This month there were 89 homes newly listed for sale in Bethany, Fenwick, and Ocean View compared to 68 in July 2017, an increase of 31%. There were 70 current contracts pending sale this July compared to 89 a year ago. The number of current contracts is 21% lower than last July.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In July, the average sale price in Bethany, Fenwick, and Ocean View was 97.7% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 112, lower than the average last year, which was 195, a decrease of 43%.



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